

Mayor Darrell Kerby called the special council meeting of April 5, 2006 to order at 6:10 p.m. Present for the meeting were Mayor Kerby, Council President Russ Docherty, Council Members Leslie Falcon and Dave Gray, City Clerk Kris Larson, City Engineer Mike Klaus, Planning and Zoning Coordinator Gary Falcon. Also present were Bill Hofman from Hofman Planning Associates, Cindy Slane and Tom Rhinevault of the Land Education Foundation.

The purpose of the special meeting was to discuss impact fees. Mayor Kerby introduced Bill Hofman to the group. Bill gave an overview of impact fees to the group. The State of Idaho allows development impact fees under Idaho Code 67-82. Impact fees are for new development to ensure that public facilities are available to serve new growth and development. Impact fees ensure those who benefit from new growth and development are required to pay their proportionate share of the cost of public facilities needed to serve the new growth. Facilities that qualify for development impact fees are as follows: 1) water supply production, treatment, storage and distribution facilities; 2) wastewater collection, treatment and disposal facilities; 3) roads, streets and bridges, including rights-of-way, traffic signals, landscaping and any local components of state or federal highways; 4) storm water collection, retention, detention, treatment and disposal facilities, and bank and shore protection and enhancement improvements; 5) parks, open space and recreation areas, and related capital improvements; 6) public safety facilities, including law enforcement, fire, emergency medical and rescue and street lighting facilities.

A development impact committee must be formed with five members and two of those members must be tied or related to the real estate business. Bill said many cities set their Planning and Zoning Committees as the impact committee and add the real estate people if necessary. The impact committee gives recommendations but does not make decisions. Decisions would be made by City Council after public hearings are held.

Tom Rhinevault said there is a rolling option on 160 acres just outside of town and the plan is to develop it in five phases. The plan is for about 300 residential units over a five year period of time. Phase one of 55 lots is already in the city limits and these lots will come out on Alderson Lane. Phase two through five of 250 lots will be done in a four year period of time. There will be an impact on the city as well as the schools and library, etc. Tom and Cindy are in favor of good infrastructure and are willing to help. There will be 300 units within five years. Tom said they will be selling lots to builders. Bill said the impact fees will be collected when the person pays for a building permit not when the lots are sold. Cindy asked if they could agree to impact fees before they are developed so it will not slow down their development process. Impact fees must have a basis. Bill said in our area the impact fees are coming out at about \$3,000 to \$5,000 per lot. The group discussed park facilities and the need for more parks for youth to use. Tom said there will be two access points for the 55 lots within the city limits, one at Denver and highway 95 and the other at Alderson Lane and highway 95.

Bill said there is also an annexation fee that can be charged that is equivalent to the impact fees charged. This is based on the fees charged at the time. Bill suggested impact

fees be tied to a construction cost index so the fees adjust annually based on the cost index.

Bill said the cost range typically to prepare an impact fee study is between \$20,000 and \$40,000 and this is a fixed fee. If the city supplies the information for the study that will cut the costs for the fee of the impact study.

Tom said 550 car trips per day are anticipated for the 55-lot subdivision proposed.

Bill asked that we go over the needs of the city for facilities. Mayor Kerby said the water supply and storage and distribution facilities are being upgraded through bonding that was approved last spring. He said the city did not anticipate a 300-lot subdivision when the project was being scoped and the new development will use up the additional capacity that was projected for future growth. Mike said the wastewater capacity may have 20 percent left but new pump stations may be needed. Equivalent residential units (ERUs) can be looked at for the future water and sewer needs. Mike said there is an existing need as well as future need for streets and roads also. Mayor Kerby said a sewer study is needed and he explained the consolidation issue with the North and South Districts. Bill said a questionnaire would be given to the city to fill out and identify the needs. Bill said impact fees can pay for fire trucks and facilities to house them. He asked about police needs. The needs to serve the future population are what is necessary to figure out the build out projections for the impact fees according to Bill. The build out projection is based on the full subdivision.

We need to look at the vacant land and figure out needs for future growth. The city needs to know dwelling units and existing single family or multi-family units for the base as well as square footage. Existing population and future population for residential and non-residential units are needed for the build out projection. The comprehensive plan is also a part of the area of impact plan projection. Once the projection is complete it is kept up to date.

Tom and Cindy said they like to work with local government and want to work toward good infrastructure for their development.

Bill will put together a proposal for the city to review.

Tom said the close date on phase one of their development is estimated to be January, 2007. Cindy asked if there is a way that they can pay the city if the impact fees are not ready to be charged so their development is not held up.

The meeting adjourned at 8:02 p.m.

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Darrell Kerby, Mayor

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Kris Larson, City Clerk